

Frankfort Architectural Review Board

April 15, 2008

Members Present:

Roger Stapleton
Charlie Booe
John Downs

Members Absent:

Donald Perry
Andy Casebier

There being a quorum, the meeting proceeded.

The first item of business was approval of the February 19, 2008 minutes. Mr. Booe made a correction on page 1 paragraph 1, Mr. Booe made the motion to approve the January 22, 2008 minutes. Mr. Booe made a motion to approve the minutes as amended. The motion was seconded by Mr. Downs and carried unanimously.

The next item of business was a request from Save the Grand Theatre for a Certificate of Appropriateness to 1) Replace all the proposed glass doors on the St. Clair entrance approved by the ARB on August 21, 2007 with aluminum framed glass entrance doors; and 2) Modify the August 21, 2007 ARB condition to allow for the replacement of a 50 foot section of the plywood temporary barricade at 310-312 West Main Street with a movable chain link fence that will not be screened, zone "CB" Central Business District.

Maya DeRosa, City of Frankfort Planning Supervisor was present for the staff report. Ms. DeRosa went over a slide show as she explained that this project was previously approved on August 21, 2007 and that this request is to modify the façade on St. Clair Street replacing the full glass doors with aluminum framed glass doors and to modify the construction barrier to allow a movable chain link fence. She stated that the applicant proposes a glass door with aluminum trim and that the site will be predominately glass. Pertaining to the construction barrier Ms. DeRosa explained that the applicant proposed to replace a portion of the barrier with a movable chain link fence that will allow clearance for the dumpster to be emptied. She stated that entering from the end of the construction barrier is preferred over entering from the center of the barrier. Ms. DeRosa explained that to enter from the side, they will utilize the parking spaces to access the dumpster and traffic cones will be placed in the parking spaces to prohibit parking until the dumpster has been emptied. Ms. DeRosa stated that staff recommends approval with conditions.

Mr. Booe questioned the affect this would have on Mr. Grigalis's property and about the pressure on the sidewalk.

Bill Cull with Save the Grand Theatre was present and stated that regarding the glass doors, they had budget issues and they had to change the design to save money. Then referring to the possible damage of private property, Mr. Cull stated

that they have insurance and that they would feel responsible for repairs. Dale Waller of R.A. Williams Construction was present on behalf of Save the Grand Theatre and he stated that they plan to bevel the surface and cushion the sidewalk then ease the trucks on. He mentioned that Mr. Grigalis expects that if there is damage then they are to make the repairs to the same or better. Mr. Waller stated that they would replace the sidewalk if need be and that they already have to replace their sidewalk. He said overall he feels optimistic that this can be done with out problems.

After discussion, Mr. Downs made a motion to recommend approval of the Certificate of Appropriateness for the façade amendments at 308 St. Clair Street with the following condition: 1) any additional projects requiring a building permit shall require review and approval by the Architectural Review Board unless a Certificate of No Exterior Effect is issued. The motion was seconded by Mr. Booe and carried unanimously.

Mr. Downs made a motion to approve the Certificate of Appropriateness and modification of the August 21, 2007 ARB Condition for 310-312 West Main Street, construction barrier amendment with the following conditions: 1) it shall be the responsibility of the applicant to secure the chain link fence due to the potential for wind damage. In the event any damage to private property occurs, the City shall not be liable and curb and sidewalk protections in the form of plywood shall be used when trucks enter and leave the property with the dumpster; 2) during the construction phase of the project, the applicant shall close and secure all openings in the barricade at the conclusion of operations each day; and 3) at least one day prior to the dumpster ingress or egress within the barricade, the applicant shall place traffic cones in the street parking area between Catfish Alley and the barricade to ensure truck access to the dumpster.

Mr. Booe made a motion to adjourn. The motion was seconded by Mr. Downs and carried unanimously.